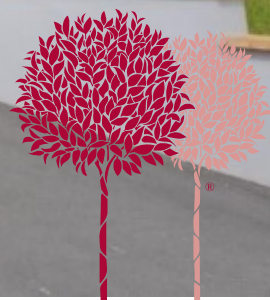




6 Stanshalls Close,
Felton, BS40 9UJ

debbie fortune



6 Stanshalls Close, Felton, Bristol, BS40 9UJ

Price: £297,000

- Three bedroom family home
- Immaculately presented throughout
- Beautiful countryside views

DESCRIPTION

Offering well-proportioned accommodation and magnificent countryside views this three bedroom family home offers the opportunity for a new owner to simply move in, unpack and enjoy! The property is presented in good condition and benefits from quality fixtures and fittings throughout. The location won't disappoint either, offering the aforementioned views to both the front and rear the property is also within very easy commute of Bristol, Bath and Wells.

The property is entered at the front through a series of gentle stone steps that lead to the front door and inner hall. The hall leads into a large sitting room which benefits from the stunning views to the front. At the back of the property there is a modern kitchen which is open onto a large dining room and further family area. The first floor accommodation is equally as good. Three bedrooms which each benefit from stunning views over open countryside. All bedrooms are serviced by a modern family bathroom.

The gardens at the property run to the rear of house. Currently hard landscaped to patio the gardens are totally secure and are the perfect area for entertaining. The garden also benefits from sheltered wooden gazebo. To the front of the property there is off street car parking for multiple vehicles.

We have noticed ...

This move in ready family home offers stunning countryside views and a short commute to Bristol.

- Large sitting room
- Open plan kitchen, dining room and family area
- Modern family bathroom

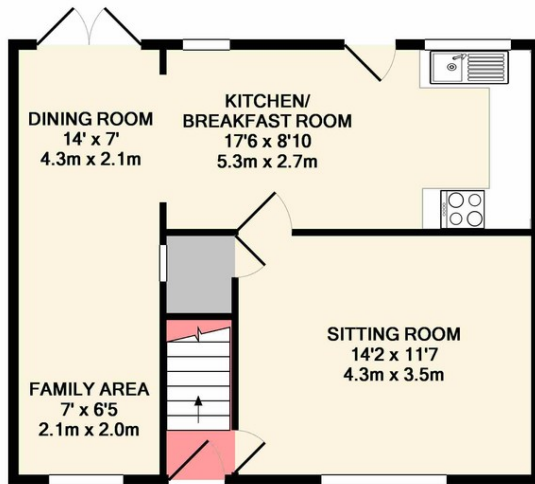
SITUATION

The North Somerset village of Felton has local facilities including tea rooms and church, whilst there are more comprehensive shopping facilities in other villages nearby including Wrington, Winford and Chew Magna. The primary school is at nearby Winford. Secondary schooling is available at the popular Chew Valley Comprehensive School at Chew Stoke, with a daily school bus. Commuting to the city of Bristol to the north could not be easier via the nearby A38 and there is access to the motorway network at Clevedon, and to the south and north of Bristol. Bristol International Airport is also within easy reach with its scheduled and low cost airlines. The Chew Valley is well known for its beauty with the glorious countryside, and the lakes noted for their wildlife, walking and recreational facilities. The Cathedral City of Wells and Georgian Bath are also within reach and there are private schools at Bristol, Wells and Wraxall.

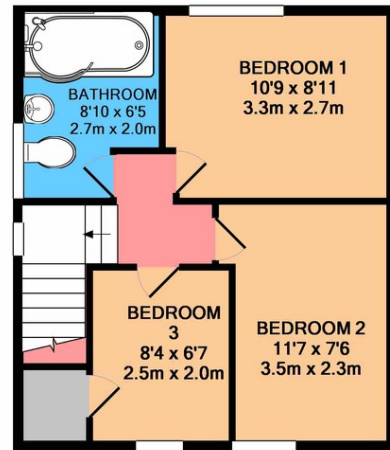
DIRECTIONS

Travelling from Winford towards Felton, turn right into Upper Town Lane. Proceed through the village of Felton and turn left into Stanshalls Lane. Stanshalls Close is shortly down the lane on the right hand side. The property can be found a towards the end of the close on the right hand side.





GROUND FLOOR
APPROX. FLOOR
AREA 500 SQ.FT.
(46.5 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 357 SQ.FT.
(33.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 857 SQ.FT. (79.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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